

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ALBERT E. CAMERON  
ACTING DEPARTMENT DIRECTOR

July 11, 2013

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 16, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Albert E. Cameron, Acting Director, HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 9, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff – Reorganization: Roseanna Petruzzelli, Chairwoman and Karen McIntyre, Vice Chairwoman
5. Correspondence:
6. Old Business:

**The following cases have been dismissed as per Section 345-22(G) and Section 345-23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning:**

**P12-034 - 105-107 Monticello Avenue – Minor site Plan  
P12-074 – 425 Washington Boulevard – Minor site Plan  
P12-076 – 201-205 Luis Munoz marin Blvd. – Minor site Plan**

- a. Case: P05-004 Reaffirmation - Minor Subdivision, 'c' variances  
Applicant: Chidrajau Patel  
Attorney: Arthur Glatman  
Review Planner: Kristin Russell, PP, AICP  
Address: 130 Hopkins/131 Beacon Ave.  
Block: 576 Lot: 87  
Zone: R-1, One and Two Family Housing  
Description: Subdivision of one oversized through-lot for the construction of a new two-family home fronting on Beacon Avenue. Originally approved April 12, 2005.  
Variances: lot depth, rear yard, landscaping, lot area  
**Decision: Approved.**
- b. Case: P11-057 Administrative Amendments  
Applicant: Grand LHN I Urban Renewal, LLC  
Attorney: Charles Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 18 Park Ave  
Block: LHN Master Plan Block 11  
Zone: Liberty Harbor North  
Description: Minor alterations to adhere to new Flood elevations, minor façade change and specific Floor Plan for Ground Floor retail usage on Marin and Morris.  
**Decision: Approved.**
7. New Business:
8. Review and discussion of amendments to the Village Study Area Redevelopment Plan. Clarification of permitted uses. **Approved and recommended to City Council for Adoption.**
9. Case: P13-042 Minor Site Plan  
Applicant: World Class Wireless, LLC  
Attorney: Eric Goldberg  
Review Planner: Jeff Wenger  
Address: 525 Washington Blvd. (Newport Tower)  
Block: 7303 Lot: 9  
Zone: Newport Redevelopment Plan  
Description: Installation of dish and whip antennas.  
**Decision: Approved.**
10. Case: P07-157 Final Site  
Applicant: 110 First Street Urban Renewal Assoc. LC  
Attorney: George L. Garcia, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 110 First Street  
Block: 11603 Lot: 62  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Statutory Final Site Plan approval for a for the 451 DU residential Tower with accessory parking and retail  
**Decision: Approved with condtions.**
11. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Site Plan # P11-037 submitted by Grand LHN Urban Renewal, LLC (18 Park Avenue).
12. Executive Session, as needed, to discuss litigation, personnel or other matters
13. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD